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4 Town of Cedar Point Board of Commissioners
5 Regular Meeting
6 July 22, 2025
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8 The Town of Cedar Point Board of Commissioners held their regularly scheduled monthly
9 meeting on Tuesday, July 22, 2025, at 6:30 PM at Town Hall. Mayor Hatsell determined that a
10 quorum was present and opened the meeting.
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12 PRESENT: Mayor Hatsell, Commissioners Riggs, Bray, Castellano, Nash, Winberry, Town
13 Manager Rief, Town Attorney Neil Whitford, Deputy Nakamura, and Town Clerk Beyer
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15 The invocation was provided by Pastor Daniel Colwell, Cedar Point Pentecostal Church,
16 followed by Mayor Hatsell leading the Pledge of Allegiance.
17

18 The Agenda and Consent Agenda consisted of the June 24, 2025 Regular Meeting Minutes, an
19 IT service contract with Computer Warriors, and an approval to purchase a Hustler mower from
20 Eastern Outdoor Power. Commissioner Castellano made a **Motion** to approve the Agenda and
21 Consent Agenda as presented. The Motion carried 5-0.
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23 A Special Use Permit Application hearing was next on the agenda. Special Use Permit SUP-
24 2025-03 is a request to allow street yard display of tractors at 310 Cedar Point Boulevard. Mr.
25 Rief provided a brief overview of the procedural aspects of the hearing. Mr. Rief, applicants
26 Dave Owens and Bruce Paetzold were sworn in.
27

28 Commissioner Castellano made a **Motion** to open the hearing. The Motion carried 5-0.
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30 Mr. Rief read the application into the record, noting that Mr. Dave Owens, owner of 310 Cedar
31 Point Boulevard, and Bruce Paetzold, applicant and owner of Island Tractor, were present. A site
32 plan was presented, and it illustrated the display area.
33

34 Mr. Paetzold was given the floor. Mayor Hatsell addressed Mr. Paetzold, pointing out that the
35 answers provided on the SUP application were vague and lacked sufficient detail. Mayor Hatsell
36 allowed Mr. Paetzold to elaborate on his answers. He stated that displaying inventory will bring
37 customers, and he plans to display 3-6 tractors.

38 Board discussion followed. Commissioner Castellano expressed concern that a driveway may be
39 blocked by the parked tractors. Mr. Paetzold stated that no driveways would be blocked by
40 parked tractors.

41
42 Commissioner Nash stated that if the existing business changes locations, the SUP remains
43 attached to the property, and eligibility to display tractors would remain. The applicants have no
44 issue with adding a condition that eliminates this use of the business moves.

45
46 Mayor Hatsell expressed concern over the appearance of the area and weeds growing around the
47 tractors and the security of each parked tractor. He suggested security lighting and wayfinding
48 signs for ingress and egress to the main part of the business. He stated that he could find little
49 benefit to the Town if this request is granted.

50
51 Daniel Colwell was sworn in. He wanted to know if there was a safety mechanism in place for
52 the front loaders' buckets. Mr. Paetzold responded that there were. Mr. Colwell also suggested
53 adding a condition that only new equipment could be displayed.

54
55 Commissioner Riggs asked how many tractors were currently parked at the business, to which
56 Mr. Paetzold answered 10. He stated that cab-style tractors would be displayed next door, as they
57 are larger.

58
59 Commissioner Winberry made a **Motion** to close the hearing. The motion carried unanimously,
60 5-0.

61
62 Board discussion continued, with Commissioner Winberry stating that he doesn't feel that any
63 harm will come of this allowance, but should add the condition that the SUP ends if the business
64 relocates. Commissioner Nash is supportive of Island Tractor, but is generally against the street
65 yard displays and the SUP process to allow them. As the board crafts a motion, he suggested that
66 the board bear in mind the small-town feel and vibe that is Cedar Point.

67
68 Commissioner Castellano made a **Motion** to approve Special Use Permit SUP-2025-03 as an
69 extension of the use on 306 Cedar Point Boulevard, and this SUP is effective for five years or
70 until tractor sales on 306 Cedar Point Boulevard cease, whichever is earlier. The Motion passed
71 4-1, Commissioner Nash voted Nay.

72
73 Mr. Owens complimented Town staff on their efforts to keep the Town in good order.

74
75 A Public Hearing to approve the pursuit of the CAMA Access Grant was the following agenda
76 item. Commissioner Bray made a **Motion** to open the Public Hearing. The Motion passed
77 unanimously. A Resolution was presented authorizing the submittal of the grant for bathrooms at
78 the park. The cost is \$305,000, with the Town's match of \$110,000. The bathrooms would be
79 located at the front portion of the property. There was no Board discussion or comment. Mr. Don
80 Redfearn wanted to know if there was sufficient septic to support the bathrooms. Mr. Rief
81 confirmed that there was an adequate septic system.

82 Commissioner Bray made a **Motion** to close the Public Hearing. The Motion passed 5-0.

83 Commissioner Nash made a **Motion** to approve the Resolution authorizing submittal of the grant
84 application for the CAMA Access Grant. The Motion passed unanimously, 5-0.

85

86 Mr. Rief presented his Manager's Report, beginning with the Planning Board update. At their
87 next meeting, they will be considering three text amendments: a text amendment for setback
88 reductions for the park bathroom project, and two for the hospital project, the allowance of drive-
89 through canopies, and driveway connectivity.

90 Each of the Board members was given a fraud questionnaire they are required to complete and
91 return to Ms. Beyer.

92 This year is an election year for Cedar Point, with three seats open. Two of these seats are
93 incumbent and one is vacant. Candidate filing will be July 25 through July 30. Mayor Hatsell
94 commented that the process should be re-examined further to submit intentions to run for office.
95 The Town was awarded an IT grant, which facilitated the purchase of new computers. These are
96 expected to arrive on Thursday, and a new .gov domain will also be set up.

97 Scoring for the STIP projects has been updated, with a proposed bypass that goes behind Town
98 of Bogue and exits at Belgrade-Swansboro Road. This proposed project will be considered for
99 future scoring.

100 The Morehead City Veterans Day Parade is looking for volunteers and donations.

101

102 Town Clerk Beyer had nothing to report.

103

104 Mayor Hatsell opened the floor to public comment. Don Redfearn expressed concern at the No
105 Trespassing signs at the end of Jones Street at the water access. Mr. Rief stated that the Town
106 attorneys are looking into the ownership of the easement to the water access. Mr. Redfearn was
107 also interested in the dredging along the waterway at Sunset. David pointed out that CAMA must
108 be involved and contacted, and the residents would be responsible for beginning the process.

109

110 Town Attorney Whitford had no comments.

111

112 Commissioner Winberry thanked everyone for their concerns and prayers for his wife Renee
113 while she was in the hospital.

114

115 Commissioner Castellano made a **Motion** to go into Closed Session in accordance with NCGS
116 143-318.1(a)(5) Real Estate Discussion. The Board went into Closed Session at 8:03 PM.

117

118 The Board returned to Open Session at 8:54 PM.

119

120 There being no further business to discuss, the meeting was adjourned. Commissioner Bray
121 made a **Motion** to adjourn the meeting, which was unanimous. The meeting adjourned at 8:54
122 PM.

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128



Scott Hatsell, Mayor



Jayne Beyer, Town Clerk